CVPOC BOARD OF DIRECTORS MEETING
AS AMENDED
September 17, 2011

Call to Order: The CVPOC Board of Directors meeting was called to order on September 17, 2011 at 10:00 a.m. by President Mary McGann. A quorum was present consisting of the following Directors: Doug Barrow, Peg Mawhinney, Mary McGann, Michael O'Harrow, Albert Gelmstedt and Melba Reinke.

Mary McGann, President, introduced Florence Police Chief Maurice Sanders. Chief Sanders discussed issued a burglary and how we can help by noting suspected activities such as vehicles or persons unknown in the Village. He suggested we note the vehicle license number, description of people, date and time. Animal control and feeding of wildlife that is against Florence Ordinance. Suggested we form a neighborhood watch committee. Discussed 911 telephone system and how it works with out of area cell numbers. Driving the wrong way is not an infraction of city code since we are a private community. They do have jurisdiction over drunk and reckless behavior. Village roads are "our driveways" and our rules govern the action.

Membership Input on Agenda Items:
Susan Dukes, owner of Lot #194, requested to be included in the Pool Committee agenda item.

Reading of the Minutes:

- August draft meeting minutes Mary McGann made a correction in Election New Vice President and Secretary: insert after unanimously elected "2011-2012 term" and under the Good of the Order in item #3 delete "a focus group on" and insert "looking into renters". Peg Mawhinney made a MOTION to make the changes. Seconded by Albert Gelmstedt. Motion passed unanimously.

Treasurer's Report: The Treasurer's Report and financial information for the month ended August 31, 2011 was presented by Treasurer Melba Reinke. All accounting information for the Fiscal Year ending 6/30/11 has been received from the accounting firm Davis, McCulloch & Holloway, LLC the Annual Review financial statements.

Committee Reports:
Activities Committee: Still in need of a Chair.
Architectural Review Committee (ARC): Granted three permits to lots 18, 144, 205.
CC&R's & Bylaws: The Committee has been reviewing changes to the CV Rules and Regulations. We will coordinate with Committee Chairmen and office staff to obtain maximum input.
Communications Committee: Committee has started a weekly communication letter called "the Weekly" to help share information of a generally unofficial nature in a timely manner then the Newsletter.
Elections Committee: No activity to report.
Facility Management: Working on the front entry of the Club House. It requires replacement. Plans need to be drawn for bids to have the work done by contract or our employees. Paving of patches caused by the Water Project will be completed as soon as possible.

Pool Subcommittee: Committee met on September 10, 2011 and discussed the bid for repairing the coping and tile at the water line, and evaluation of future maintenance and patio area landscaping.

Financial Management:

Collections Subcommittee: Committee met on September 4, 2011 to discuss, clarify and confirm routine procedures between the committee and CVPOC's new employee regarding handling of past due accounts.

Budget and 5-Year-Plan Subcommittees: Treasurer Melba Reinke reported that the Budget and 5-Year-Plan Subcommittees met on Sept. 1, 2011 and discussed proposed revisions to the annual budget and 5 year plans.

Personnel Committee: Mary McGann, Chair, reported that the Personnel Committee met on September 9, 2011. The purpose of the meeting was to evaluate the workings of the office.

Zoning: Some word changes were worked out with Planning and Zoning and approved by the Attorney to send with the changes to the City Council. The commission voted to recommend that the City of Florence adopt the proposed changes and create the Coast Village Zoning District.

Maintenance Report:

The October 2011 personnel work schedule and maintenance projects list were presented to the board. A report of projects completed by maintenance over the past month, prepared by Maintenance Supervisor Frank Brooks, was presented to the board and to attending members.

Continuing Business:

1) ***Need Chairs for New Owners Orientation and Communication Committees.*** John Mawhinney submitted a request to be the Communication Committee Chairman

- Melba Reinke made a MOTION to accept John Mawhinney to be Chairman of the Communications Committee, seconded by Albert Gelmstedt and was approved unanimously.

2) Report Park Manager Feasibility: The committee is gathering information to be submitted to the Personnel Committee. The Ad Hoc Committee Chair resigned and the committee will probably be disbanded, and taken over by the Personnel Committee.

3) Sound System Report: Dave Craddock reported that he and John Mawhinney were working on the sound system and would give the Board in October a recommendation of a sound system.

NEW BUSINESS:

1) Lot #43 Easy Street Boundary Changes: Mary McGann gave a verbal report that the easement will be granted when the property is sold rather than making the boundary changes before the sale. That way the cost can be done all at once.

2) Proposed 5-year Plan Adjustment: Diana Glasgow reviewed the written report. Frank gave a written report on the water lines that need to be replaced prior to paving on the west side. Diana Glasgow reviewed the proposed Annual Budget adjustment. Frank reported on future projects: three sewer box repairs and Club House Entryway.

3) Confirmation of Committee Chairman: Was done at the August Board meeting.

4) Pool Repairs: Designs are available. Peg Mawhinney reported that there is a Pool/Patio meeting scheduled for October 1, 2011 to make recommendations to the Board about the patio area improvements.

Correspondence:

Correspondence was received from Diana Glasgow and Shirley Shotwell.

Good of the Order:

Ron Morago requested information about the speed bump on 500 block of Driftwood Drive and allowing motorcycles. A membership vote will require 75% vote to allow motorcycles. He requested the Board to make that vote.

Georgia Dame commented on the speeding of owners.

Diana Glasgow commented on the last fiscal year review statement. Any questions should be directed to her.

Doug Barrow reported on the Satellite Bathroom. He gave a verbal report. Doug suggested the bathroom be closed from November 1 to May 1.

Coast Village is no longer a camp ground and all units are required to be self-contained and have no requirement for a 24 hour bathroom facility.

Adjournment:

Peg Mawhinney made a motion to adjourn. Seconded by Albert Gelmstedt. The meeting was adjourned at 12:30 p.m.

Mary McGann, President — 11/07/11 (Date)

Peg Mawhinney, Secretary — 4/16/12 (Date)